

154.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

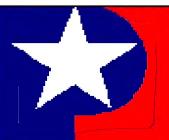
688,400 / 688,400

USE VALUE:

688,400 / 688,400

ASSESSED:

688,400 / 688,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		EUSTIS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VOGEL ANTHONY L-ETAL	
Owner 2: NEVILLE NANCY L	
Owner 3:	

Street 1: 3 EUSTIS STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:

Twn/City:
St/Prov:
Postal:

St/Prov:	Cntry:	
Postal:	Type:	

NARRATIVE DESCRIPTION
This parcel contains 5,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		5175	Sq. Ft.	Site	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5175.000	228,200		460,200	688,400		102542
							GIS Ref
							GIS Ref
							Insp Date
							01/20/18

PREVIOUS ASSESSMENT								Parcel ID	154.0-0002-0001.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,200	0	5,175.	460,200	688,400	688,400	Year End Roll	12/18/2019
2019	101	FV	202,500	0	5,175.	431,400	633,900	633,900	Year End Roll	1/3/2019
2018	101	FV	202,300	0	5,175.	356,700	559,000	559,000	Year End Roll	12/20/2017
2017	101	FV	202,300	0	5,175.	327,900	530,200	530,200	Year End Roll	1/3/2017
2016	101	FV	202,300	0	5,175.	299,100	501,400	501,400	Year End	1/4/2016
2015	101	FV	190,300	0	5,175.	293,400	483,700	483,700	Year End Roll	12/11/2014
2014	101	FV	190,300	0	5,175.	272,700	463,000	463,000	Year End Roll	12/16/2013
2013	101	FV	190,300	0	5,175.	259,400	449,700	449,700		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DALL FRANK & KE	22675-314		12/1/1992			214,000	No	No	Y				

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
4/28/2015	402	Manual	2,400	4/28/2015				Blown in cellulose	1/20/2018	MEAS&NOTICE	HS	Hanne S			
									1/13/2009	Meas/Inspect	372	PATRIOT			
									5/8/2000	Mailer Sent					
									4/6/2000	Measured	263	PATRIOT			
									11/1/1991		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 1	Rating: Average														
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating:														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: YELLOW				A Kits: 1	Rating:														
View / Desir:				Fppl: 2	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1938	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.	%										
Prim Int Wall: 1	- Drywall			Functional:					%										
Sec Int Wall:				Economic:					%										
Partition: T	- Typical			Special:					%										
Prim Floors: 3	- Hardwood			Override:					%										
Sec Floors:				Total:	26.4			%											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>							
Subfloor:				Basic \$ / SQ: 105.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>	
Bsmnt Gar: 1				Size Adj.: 1.35000002									Sub Area	% Usbl	Descrip	% Type	Qu		
Electric: 3	- Typical			Const Adj.: 0.98990101									# Ten						
Insulation: 2	- Typical			Adj \$ / SQ: 140.318															
Int vs Ext: S				Other Features: 88732															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 5	- Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 310005															
% Com Wall:				Depreciation: 81841															
				Depreciated Total: 228164															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val					Net Sketched Area: 2,256	Total: 221,273	<b>IMAGE</b>				
Make: [ ] Model: [ ]				Serial #:				Year:					Size Ad: 1320	Gross Are: 2664	FinArea: 1320	<b>AssessPro Patriot Properties, Inc</b>			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 154.0-0002-0001.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]							